

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/45 YORK STREET BONBEACH VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7/45 YORK STREET BONBEACH VIC 3196	\$515,000	05-Mar-24
1/9-11 YORK STREET BONBEACH VIC 3196	\$520,000	09-Dec-23
8/37 BROADWAY BONBEACH VIC 3196	\$550,000	28-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**7/45 YORK STREET BONBEACH
VIC 3196**

2 1 1

Sold Price **\$515,000** Sold Date **05-Mar-24**

Distance **0.03km**



**1/9-11 YORK STREET BONBEACH
VIC 3196**

2 1 1

Sold Price **\$520,000** Sold Date **09-Dec-23**

Distance **0.36km**



**8/37 BROADWAY BONBEACH VIC
3196**

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **28-Mar-24**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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